

FILE NUMBER: Z234-273(LG/RM) **DATE FILED:** July 3, 2024

LOCATION: East line of Toluca Avenue, north of Circle Drive

COUNCIL DISTRICT: 4

SIZE OF REQUEST: Approx. 14,374 sq. ft. **CENSUS TRACT:** 48113005400

APPLICANT: Marco Sorto

OWNER: Tres Bendiciones LLC

REQUEST: An application for a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow a single-family townhouse development.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped.
- The applicant proposes to develop single-family detached homes under a TH-3(A) Townhouse District.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Toluca Avenue	Local Street	-
Circle Drive	Local Street	-

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request is consistent with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods’ unique characteristics.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.3 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas’ quality of life.

NEIGHBORHOOD PLUS

GOAL 4 ATTRACT AND RETAIN THE MIDDLE CLASS

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

GOAL 5 EXPAND HOMEOWNERSHIP

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preference.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	R-7.5(A) with SUP No. 163 for Odd Fellow-Rebekah Temple	Undeveloped
East	R-7.5(A)	Undeveloped
South	R-7.5(A)	Single family
West	R-7.5(A)	Single family, undeveloped

Land Use Compatibility:

The area of request is currently zoned an R-7.5(A) Single Family District and is undeveloped. North and east of the request area is undeveloped property. To the south is single family, and to the west is single family and undeveloped property. Staff finds the applicant’s proposed single family use to be compatible with surrounding uses in the area.

The applicant proposes to develop single-family detached homes under a TH-3(A) District. Although the requested district would be different from the surrounding R-7.5(A) District, the proposed single family use is compatible with surrounding uses. Additionally, the proposal would create additional housing options in the area. Therefore, staff supports the applicant’s request.

Development Standards

Following is a comparison of the development standards of the current R-7.5(A) District and the proposed TH-3(A) District.

District	Setback		Density	Height	Lot Cvrg.	Primary Use
	Front	Side/Rear				
Existing: R-7.5(A)	25 ft.	SF: 5 ft. Other: Side: 10 ft. Rear: 15 ft.	1 du/7,500 sq. ft	30 ft.	45% Res. 25% Nonres.	Single family
Proposed: TH-3(A)	0 ft.	SF: 0 ft. Duplex: Side: 5 ft. Rear: 10 ft. Other: 10 ft.	Min. Lot: 2,000 sq. ft. Min. Lot (Duplex): 6,000 sq. ft. 12 du/ac (3,630 sf avg per du)	36 ft.	60% Res. 25% Nonres.	Single family

Land Use Comparison

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed
Use	R-7.5(A)	TH-3(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
Commercial bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		

	Existing	Proposed
Use	R-7.5(A)	TH-3(A)
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		S
Convent or monastery	S	S
Foster home	S	S
Halfway house		
Hospital		
Library, art gallery, or museum	S	S
Open-enrollment charter school or private school		
Public school or private school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
Attached non-premise sign.		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		

	Existing	Proposed
Use	R-7.5(A)	TH-3(A)
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	S
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		
Duplex		•
Group residential facility		
Handicapped group dwelling unit	★	★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		S
Single family	•	•
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments.		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		

	Existing	Proposed
Use	R-7.5(A)	TH-3(A)
Drive-In theater		
Dry cleaning or laundry store		
Furniture store		
General merchandise or food store 3,500 square feet or less		
General merchandise or food store greater than 3,500 square feet		
General merchandise or food store 100,000 square feet or more		
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Liquor store		
Mortuary, funeral home, or commercial wedding chapel		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service		
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	S

	Existing	Proposed
Use	R-7.5(A)	TH-3(A)
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	★
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S
Local utilities	S,R,★	S,R,★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center		
Recycling collection center		
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★

	Existing	Proposed
Use	R-7.5(A)	TH-3(A)
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements of Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, off-street parking requirement for single family in a TH District is one space per dwelling unit. The applicant will be required to comply with standard parking ratios at permitting.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently within an “H” MVA area. To the west is a “G” MVA area, and to the east is an “I” MVA area.

Z234-273(LG/RM)

List of Officers

Tres Bendiciones LLC

Marco Sorto, President

**CPC Action
December 5, 2024**

Motion: It was moved to recommend **approval** of an application for a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District, on the east line of Toluca Avenue, north of Circle Drive.

Maker: Forsyth
Second: Rubin
Result: Carried: 13 to 0

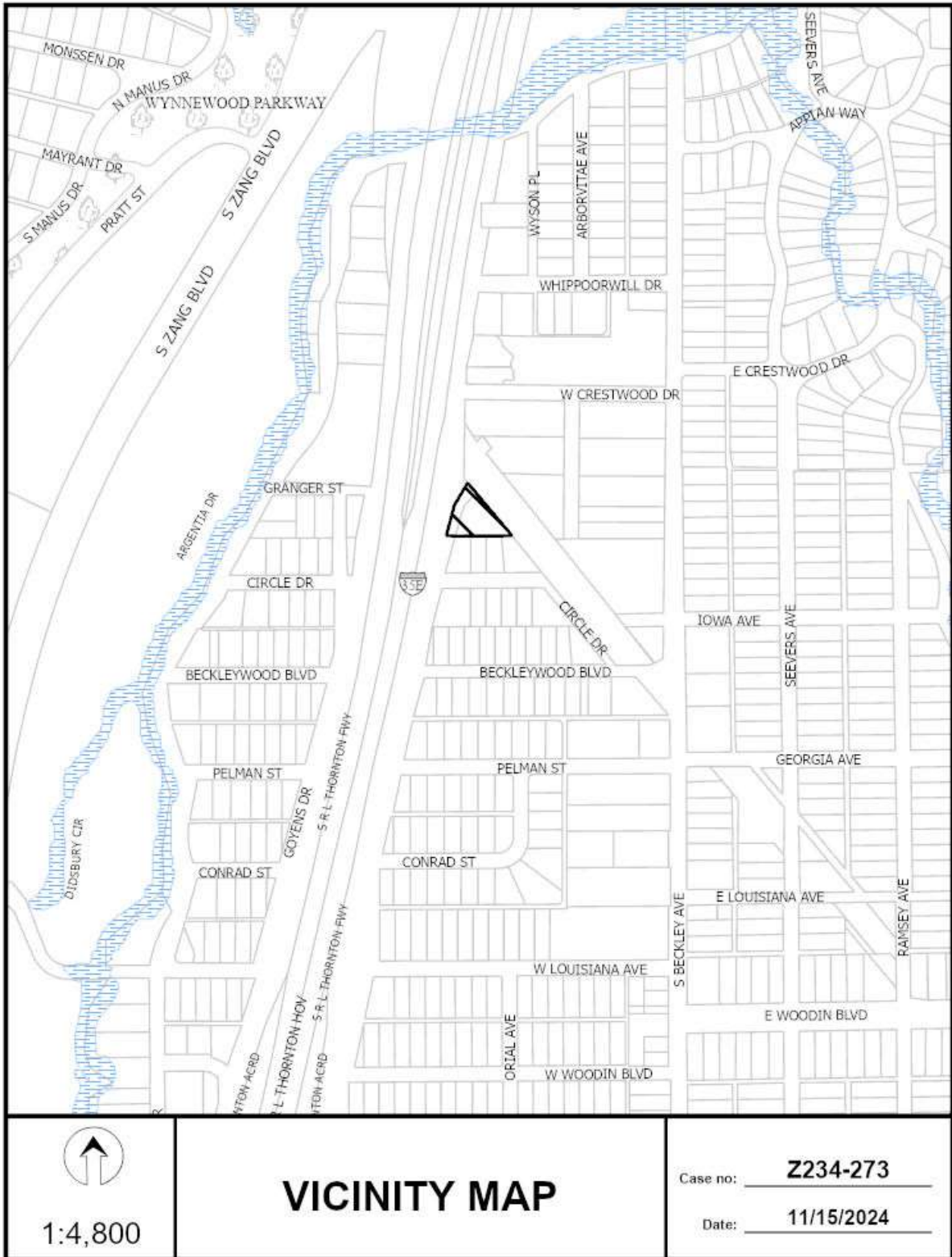
For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan, Blair*,
Sleeper, Housewright, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 1 - District 11

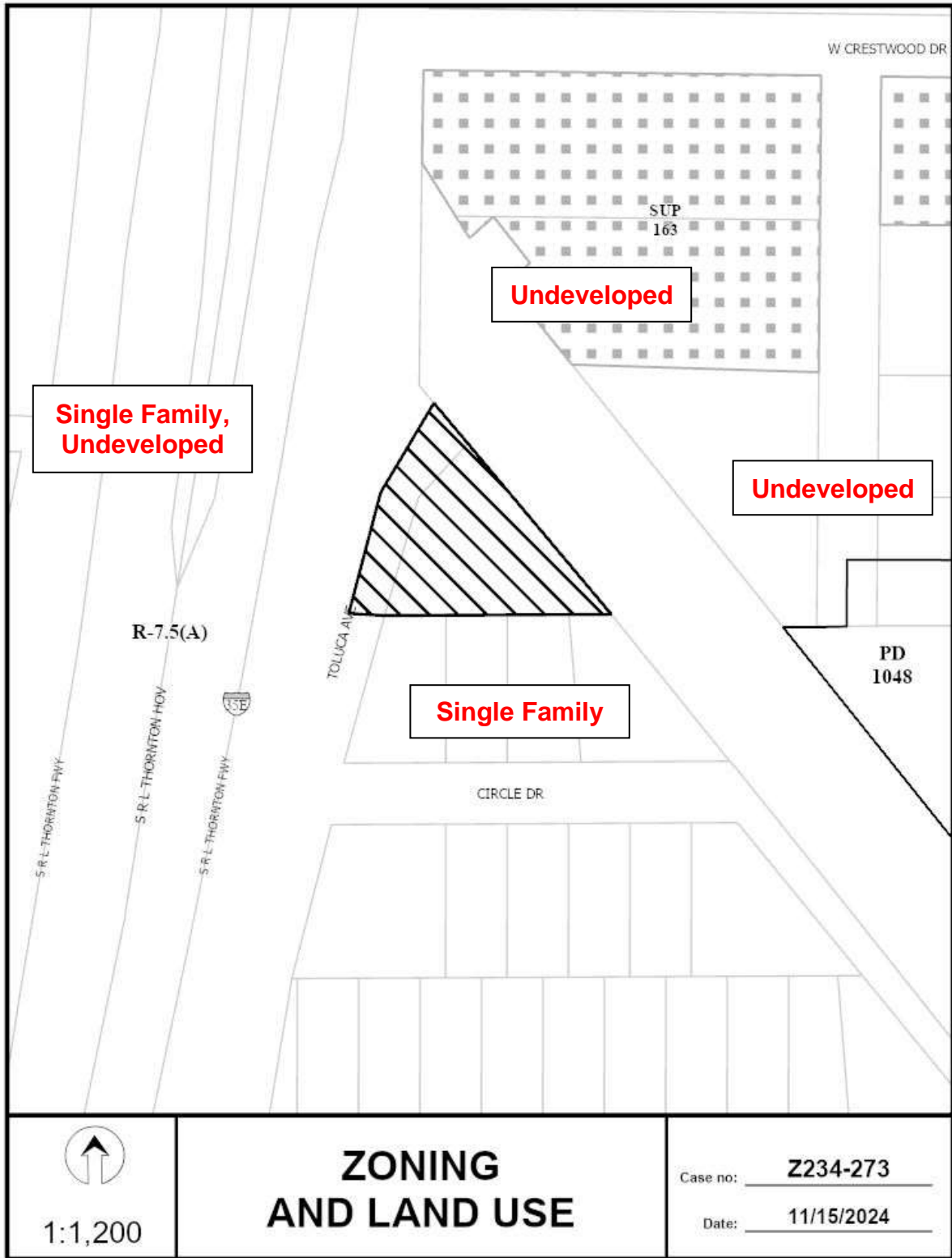
* out of room, shown voting in favor

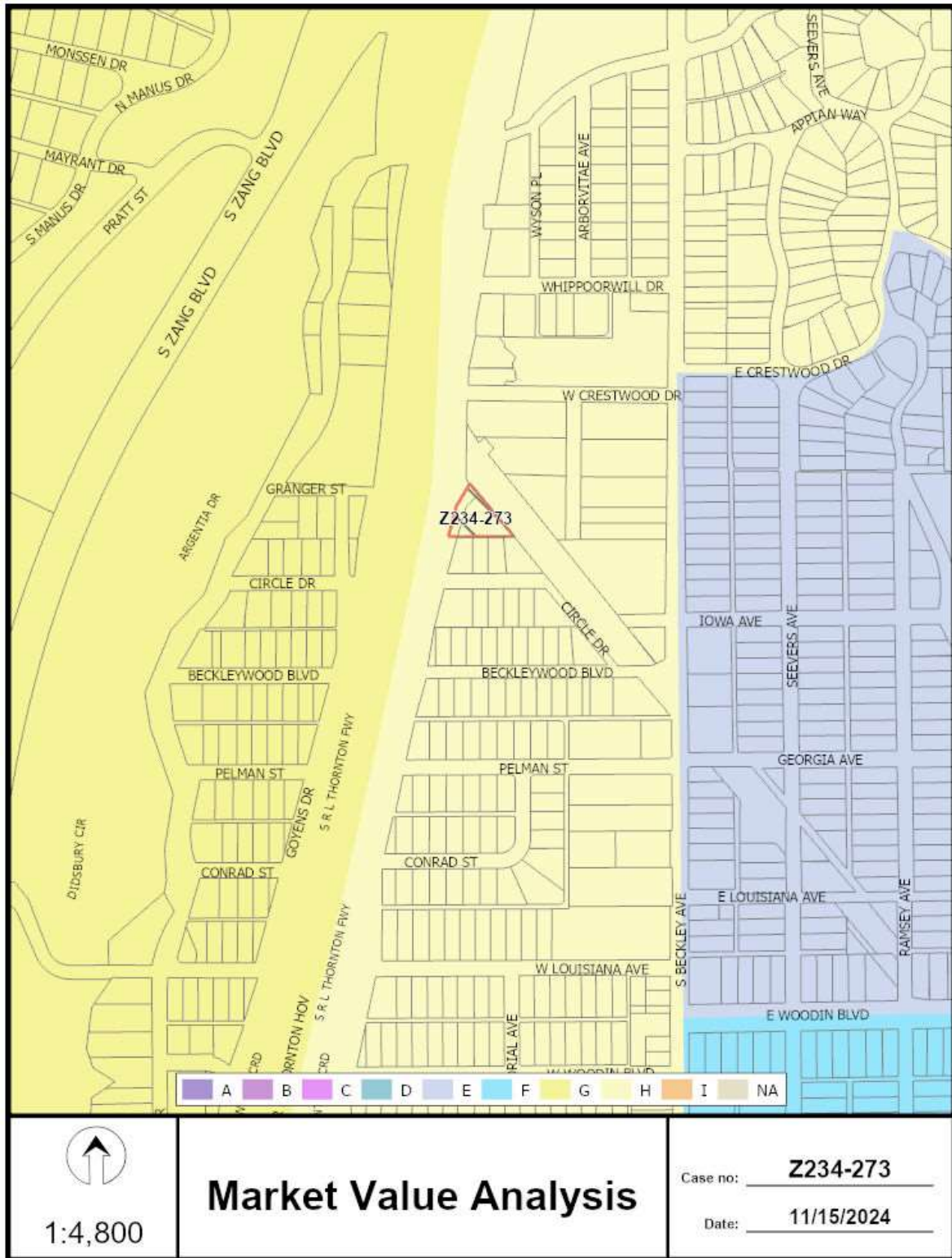
Notices: Area: 200 Mailed: 14
Replies: For: 1 Against: 0

Speakers: For: Marco Sorto, 2415 Amber Leaf Ct., Cedar Hill, TX, 75104
Against: None











12/04/2024

Reply List of Property Owners

Z234-273

14 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	12 TOLUCA AVE	TRES BENDICIONES LLP
	2	1607 MCCLURE PL	ESMIRNA TEMPLO
	3	1729 S BECKLEY AVE	URBANIST MONKS LLC
	4	1707 MCCLURE PL	ESMIRNA ASSEMBLIES OF GOD
	5	207 CIRCLE DR	DOUGLAS GEORGE
	6	115 CIRCLE DR	LOPEZ ANSELMO III
	7	111 CIRCLE DR	Taxpayer at
	8	105 CIRCLE DR	WILSON JESSIE LEE
O	9	202 CIRCLE DR	SALINAS ISAUL III
	10	118 CIRCLE DR	LOPEZ CESAR
	11	114 CIRCLE DR	LOPEZ ANSELMO & MARIA L
	12	110 CIRCLE DR	HAWKINS LEVAUGHN
	13	106 CIRCLE DR	SANCHEZ LUIS &
	14	102 CIRCLE DR	WEISFELD HERSCHEL A